

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 15, 2015



RP15-31: proposed Replat of Lots 2 through 4 in Block 1 of Ehlinger Place Subdivision

SIZE AND LOCATION: 0.551 acres of land located generally southeast of the 100 block of Ehlinger Drive between South College Avenue and Lakeview Street

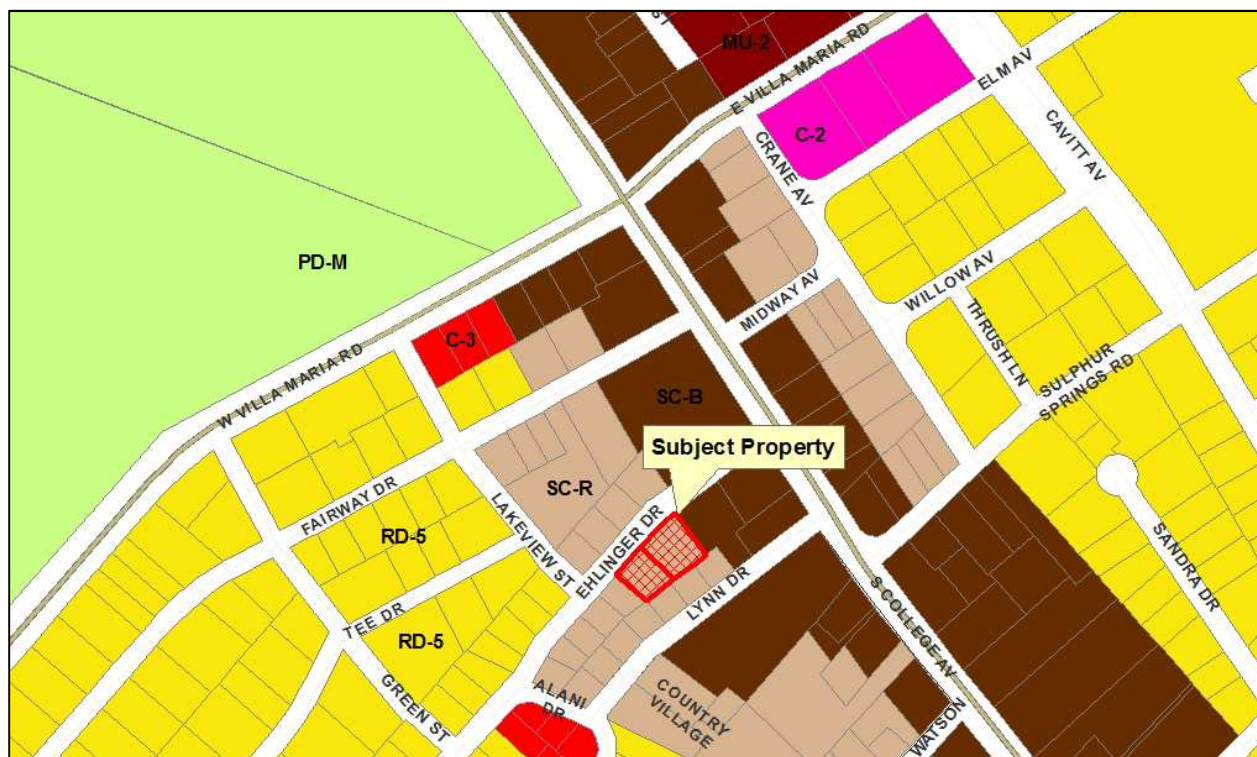
EXISTING LAND USE: residential

ZONING: South College – Residential District (SC-R)

APPLICANT(S): NN Out Properties, Ltd.

AGENT: J4 Engineering, Glenn Jones, PE-CFM

STAFF CONTACT: Randy Haynes, AICP, Senior Planner





PROPOSED REPLAT:

The applicants, NN Out Properties, are proposing to replat Lots 2 through 4 in Block 1 of the Ehlinger Place Addition into Lots 2R, 3R-A, 3R-B and 4R. An existing residential structure now occupying Lots 2 and 3 will be removed prior to the recording of this replat.

Subdivision regulations require the installation of a new 5-foot wide sidewalk in front of the subject property along Ehlinger Drive, which is shown on the “original plat” portion of the plat drawing. \$520 in parkland dedication and development fees for one new lot are due prior to the recording of this replat.

RECOMMENDATION:

Once the structure now occupying Lots 2 and 3 is removed, the proposed replat will conform to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to the removal of the existing residential structure from the property.**